

November 20, 2006

Planning and Development Department
City of Las Vegas
731 South Fourth Street
Las Vegas, NV 89101

RE: Special Use Permit for APN: 138-12-416-006

We are requesting a SUP for the relocation of an existing pawn shop to the 6032 W. Cheyenne Avenue location. We realize staff's recommendation for approval will require applying the waiver option to the separation requirement from other finance businesses. We believe the factors associated with this request provide ample justification and the type of scenario intended for applying the waiver of the separation requirement.

We have put forth an extremely large amount of time trying to find a location that meets the City's separation requirements before presenting this location. It is very rare, if not impossible, to find a commercially zoned location with enough vacant space for a pawnshop with no finance business within 1000 feet. Our subject location has only one finance business within 1000 feet. There is not another pawn shop within approximately 1.5 miles of this location.

While pawn shops are grouped in with the finance businesses it needs to be understood that our business is quite different from the check cashing /payday loan business that is within 1000 feet of this parcel. A majority of the revenue from our pawn business comes from retail sales, primarily jewelry sales. Unlike payday loan/check cashing businesses, our pawn loan product is regulated by state statutes as far as the interest rate that can be charged. The payday loan /check cashing industry does not have caps on its interest rate. By allowing a pawn business to be located in an area the people living in the neighborhood have an alternative for loans at a lower and regulated interest rate. In addition our pawn stores offer below retail prices for merchandise that always comes with a warranty.

We have enclosed pictures of the interior of our recently opened stores to help clarify that our pawn stores are very different from the other businesses grouped under finance businesses. Our pawn stores are not only different due to the regulated interest rate and retail as the major business but also in the appearance and space requirements.

When we participated in the passing of the waiver ordinance and agreed to the inclusion of pawnshops among finance businesses in any separation requirements it was with the understanding that the waiver option would be available and applied when appropriate. It is situations like this where the waiver would be very appropriately applied.

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It would create a significant hardship on our organization if we are not able to obtain approval for the relocation of an existing store from a location where the lease agreement is not being extended due to redevelopment in the area.

Our store hours will be from 9:00 a.m. to 7:00 p.m. Monday through Saturday and 10:00 a.m. to 5:00 p.m. on Sunday.

The enclosed site map displays the parking available for this business. We have included the CC&Rs for this center. Under Section 3 of the CC&R document it outlines the shared parking agreement. We are also enclosing pictures of the subject vacant building.

If you have any questions the best way to contact me is on my cellular phone. That number is 497-1226.

Sincerely,



Craig McCall

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